

Shipley's Crossing Board of Directors Meeting, July 7, 2014

Hi All,

I would like to thank all who were able to attend the Board meeting last evening. The Board appreciates your attendance and your comments/suggestions. We will continue to count on your input as we make decisions regarding our community.

If you were unable to attend, below is a summary of what was discussed and acted upon.

Meeting Called to Order / Reminder meeting conducted by Roberts Rules

New Board Member Robin Beusse was introduced and welcomed / Thank you to those who volunteered to fill the position

Sentry Report

Report of Officers

Old Business:

- The Board met with each of the new committees to discuss responsibilities
- Pool Heater issue was addressed and was activated
- Exercise equipment has been serviced. We are awaiting parts for repair of several pieces of equipment
- Entry door to clubhouse has been replaced
- North Paving has been completed
- North Paths have been completed
- Work on collection ponds in North has been completed
- Fence posts and extra fencing in North has been removed
- There is much additional work to be completed in North prior to turnover
- Street Lights that were reported damaged last month have been repaired (the one that has recently been damaged has been reported to BGE)
- Weed killer has been applied to the grass twice since our last meeting. Two more fertilizations will occur towards the Fall

- Irrigation Systems have been turned on and are working
- The new water meter has been purchased and placed which will separate the water used on the South berm from the Clubhouse usage. Thanks to Mike Bonk and Carroll Johnson for their work on that project.
- The process and paperwork for submitting and Architectural Review Application was distributed to the community and placed on the community website
- The process and paperwork for Use and Renting of the Clubhouse was distributed to the community and placed on the community website. Thanks to the Pool/Clubhouse Committee for their assistance
- The process and paperwork for acquiring new Clubhouse access cards is being worked on and will be out when completed. We have received the original Key Cards list from Pat McElwee (Koch)
- “No Solicitation” signs have been purchased and placed at the entrances to the community
- Don Crist has heard from Koch that they have agreed to replace 4 dead trees adjacent to the pool parking lot.
- Trash Cans, a vacuum, a mop with a bucket has been purchased and positioned at the Clubhouse.
- Clubhouse Locks were changed, majority of locks on one key
- The Clubhouse has been sprayed inside and out for Pest Control
- There is a damaged Storm Sewer on Caracle, Koch is aware and it will be repaired
- Gym Etiquette signs have posted in Exercise room
- Books are now available in Clubhouse for borrowing. Thanks to the Pool/Clubhouse Committee for facilitating this process
- Plat Map copies have been made and copies have been distributed to ARC Committees and also in Clubhouse closet
- Various architectural guidelines remain under review for possible changes
- Wheelchair access has not been completed for all community paths – Koch will be notified
- Water is settling into large puddles on paths – Koch will be notified

- Hydro seeding has not taken in many areas in the North underneath the straw - Koch will be notified

New Business:

- The Board has taken over the community age survey from Sentry Management and completed it. As you may know, the community must maintain 80% of the residents to be 55 & over, to retain the certification for 55 & older community. The results of the survey are as follows: there are 138 homes that are currently owned in the community. 123 are 55 or over, 12 are under 55 and 3 are unverified. (89% over, 9% under, 2% unverified). What that means is that there is currently room (11%) to possibly sell homes in the community to folks under 55.

- Proposal from Community to pay home and clubhouse assessments together (as one payment with one coupon) – Sentry advises that if this is requested to be accomplished on January 1, 2015, there will be no additional charge to the community. We will gather input from the community and make a decision

- The Board will distribute a list of Committees and contact info to the Community

- We continue to work on a Homeowners directory – Thanks to Mike Halstad and Brenda Milliman for gathering and organizing the information that we have thus far (which is quite a bit). Diane Boyea has volunteered to attempt to fill in the holes and complete the directory.

- Access Cards – The Board will meet with Vector to discuss current and future Clubhouse Security Measures

- We have received estimates for adding a weekly cleaning of the bathrooms in summer, and will sign a contract this week.

- Water leak in the Woman's bathroom has been repaired

- North Retention Ponds Mowing - Koch is responsible, however waiting for environment to become stable before mowing. Received 3 bids for mowing North Retention Ponds if we choose not to wait

- Walking of Dogs – Please be courteous of your neighbors. Please do not allow dogs to go on people's lawns. Please pick up after your dog. Please be courteous of your neighbors. Thank You!

- Dog Stations, we are looking into the cost to install

- We are discussing procuring a small dumpster for the Clubhouse

- The Clubhouse Committee has made several suggestions for upgrading Clubhouse (additional equipment, reduce shelving area to increase area for equipment, ceiling fans, clock, etc.). The Board will review suggestions

- Trees in the North will be planted in the Fall when weather is cooler
- I contacted AA County Traffic Engineering, sent them photos of the downed lamp post and one way sign. They have opened a case and will review the circle. Brightview Dr. does not meet the county criteria for speed bumps, but the county will assess and make recommendations as to counter measures that may be applied.

*****The AA County Police have been contacted with regard to the speeding on Brightview Dr. They have agreed to increase enforcement efforts on Brightview Dr. This means that there may be an occasional speed trap on Brightview Dr. in our area. The speed limit on Brightview is 35 mph, and through our circle is 15 mph. Please be mindful of your speed in these areas.** Thanks to Charlie Troupe for his assistance with the AACPD.

- Pickle Ball continues to be extremely popular in the community. If you're interested in playing, contact Floyd Zablotzky.

- Question whether mosquito spraying is available to community, especially around collection ponds – The Board will investigate

Report of Committees

a. Architectural

Buddy Jackson (South) and Linda Summers (North) report that all goes well with ARC application submission and processing

b. Common Areas

Carroll Johnson reported the irrigation systems in the common areas were turned on last month and working fine, and that the new water meter was installed separating the South berm from the Clubhouse. Carroll and Mike Bonk will monitor water usage in these areas.

Pool / Clubhouse

Jane Jackson discussed the Gym Etiquette signs posted in the exercise room, she encourages proper use of the exercise equipment as it will extend equipment life, she discussed the book borrowing program and encouraged anyone who had books to donate, to contact a member of the Pool/Clubhouse Committee, and talked about a possible Clubhouse get together for the community in the future..

Finance/Budget

The Finance Committee will be working with Sentry over the next few months to review contractors and proposals, and prepare a strong community budget to the Board for review and vote.

Motions for Vote

The motion was passed to establish a Petty Cash Fund of \$500.00 for Board President (for distribution, with reimbursement from Sentry with appropriate invoices).

The motion was passed to allow the painting of lines on Clubhouse parking lot for a Pickle ball court. The lines would be painted white to match the lines denoting parking spaces and the court will not be available for play when there is an official function scheduled at Clubhouse.

Floor Open

- Suggestion to add Crime Watch signs next to our current No Soliciting signs at the community entrances – The Board will review suggestion
- The flying of drones (model airplanes) in the community. The Board believes that this is an unsafe activity within the community and should be done in an area with lots of space and no people (open field, etc.).
- Discussion on the age of children allowed to swim in the community pool – The Board is currently reviewing information on this issue and will discuss going forward.
- Past due amounts by community members are very minimal. The past due report is reviewed each month and contact will be made as necessary.
- A suggestion was made to explore other areas in the community for a possible Pickle Ball Court.
- There is no scheduled date at this time for the remaining street lights to be placed in the North Section.
- Some driveways in the North section have yet to be paved. Apparently a certain amount of time must go by for a new driveway to settle prior to paving. The question will be asked of Koch.

Meeting Adjourned